



United States Department of Agriculture
Rural Development

April 26, 2006
Fiscal Year 2006
Special Issue

Committed to the future of rural communities.



WI RURAL HOUSING

BREAKING NEWS!

NOW AVAILABLE UPDATED INCOME LIMITS FOR 2006!



Do you have a customer
that you think is over
income for
USDA Rural Develop-
ment's GRH program?



You might want to check again because
effective April 26th, the income limits
for the GRH loan program were updated.

The attachment shows the new income limits based on household
size and county. The changes for 2006 were quite minimal at less
than 3% for most areas.

Due to the reconfiguring of the metropolitan statistical area (MSA)
in Brown County, the County of Kewaunee shows a 10.4% increase.
Outagamie and Calumet Counties show a 5.22% increase. The "all
other" category that encompasses most counties saw an increase of
2.78%. **No counties had their income limits decreased!**

Verify
Income Limits & Eligibility
and
Property Eligibility by
clicking [here!](#)

Do you have a question or
just want to learn more
about the GRH program?

CONTACT US TODAY!
USDA Rural Development
State Office

4949 Kirschling Court
Stevens Point WI 54481

Phone:
866-GRH-3600

Fax:
715-345-7699

E-Mail:
RD.SFH.SO@wi.usda.gov

Visit our website at <http://www.rurdev.usda.gov/wi/>
for complete information on Wisconsin's GRH Loan Program.

"The USDA is an equal opportunity provider and employer."



LOAN ORIGINATION ANs ISSUED

On March 10, 2006, RD AN 4149, **Eligibility of Non-U.S. Citizens for Single Family Housing Guaranteed Loan program Assistance**, was issued to replace RD AN 4042 with the same title. This AN describes the documentation that can be accepted by a lender to document the eligibility of non-U.S. citizens who are using the GRH loan program.

On March 29, 2006, RD AN 4162, **Single Family Housing Guaranteed Loan Program Approved Lender Underwriting Guidelines**, was issued to replace AN 4051 with the same title. This AN provides underwriting guidance to lenders and reiterates the Agency's methodology for evaluating "payment shock".

On March 29, 2006, RD AN 4163, **Single Family Housing Guaranteed Loan Program Debt Ratio Waivers**, was issued to replace AN 4053 with the same title. This AN describes compensating factors that lenders can use to support their ratio waivers.

On April 13, 2006, RD AN 4170, **Single Family Housing Guaranteed Loan Program Applicant Credit History Verification**, was issued to replace AN 4068 with the same title. This AN provides guidance to lenders on acceptable credit report formats and describes when a verification of rent is needed.

On April 13, 2006, RD AN 4171, **Utilizing Credit Scores for Underwriting Single Family Housing Guaranteed Loans**, was issued to replace AN 4067 with the same title. This AN provides guidance to lenders on the use of FICO credit scores. At this time, the credit scoring model known as VantageScore is not accepted for the GRH loan program.

LOAN SERVICING ANs ISSUED

On March 10, 2006, RD AN 4150, **Single Family Housing Guaranteed Loan Program Foreclosure Sale Bids**, was issued to replace AN 4062 with the same title. This AN allows lenders to bid 85% of the current market value of the security at foreclosure sales without prior Agency approval.

On April 5, 2006, RD AN 4165, **Single Family Housing Guaranteed Loan Program Loss Mitigation Comprehensive Policy Clarification**, was issued to replace AN 4025 with the same title. This AN emphasizes the importance of loan servicers' usage of the loss mitigation measures available to GRH borrowers and introduces additional guidance for special forbearance.

On March 29, 2006, RD AN 4168, **Single Family Housing Guaranteed Loan Program Acceptable Foreclosure Timeframes**, was issued to replace AN 4060 with the same title. This AN clarifies and standardizes the acceptable foreclosure time frames by state for the GRH loan program.

On March 29, 2006, RD AN 4169, **Single Family Housing Guaranteed Loan Program Acceptable Liquidation Fees and Costs**, was issued to replace AN 4061 with the same title. This AN provides guidance to lenders as to the maximum reimbursement available for attorney and trustee fees incurred for liquidating GRH loans.

Interested in reading more on one of our updated AN's?

Click [here](#) for the complete AN!

USDA RURAL DEVELOPMENT LOCAL OFFICE CONTACTS

ASHLAND OFFICE

Ashland, Bayfield, Iron & Price Counties
Iris Sanford (Rural Development Manager)
715-682-9117 Ext. 4
RD.Ashland@wi.usda.gov

BARRON OFFICE

Barron, Polk & Rusk Counties
Cora Schultz (Rural Development Manager)
715-537-5645 Ext. 4
RD.Barron@wi.usda.gov

BLACK RIVER FALLS OFFICE

Buffalo, Eau Claire, Jackson, Monroe & Trempealeau Counties
Janeen Folgers (Rural Development Manager)
715-284-4515 Ext. 4
RD.BlackRiverFalls@wi.usda.gov

DODGEVILLE OFFICE

Dane, Grant, Green, Iowa & Lafayette Counties
Jay Jones (Rural Development Manager)
608-935-2791 Ext. 4
RD.Dodgeville@wi.usda.gov

ELKHORN OFFICE

Kenosha, Racine, Rock, & Walworth Counties
Tony Gates (Rural Development Manager)
262-723-3216 Ext. 4
RD.Elkhorn@wi.usda.gov

FOND DU LAC OFFICE

Calumet, Fond du Lac, Green Lake, Manitowoc, Sheboygan & Winnebago Counties
Jo Ann Tyree (Rural Development Manager)
920-907-2976 Ext. 4
RD.FondduLac@wi.usda.gov

MENOMONIE OFFICE

Chippewa, Dunn, Pepin, Pierce & St. Croix Counties
Tom McCarthy (Rural Development Manager)
715-232-2614 Ext. 4
RD.Menomonie@wi.usda.gov

PORTAGE OFFICE

Adams, Columbia, Juneau, Marquette & Sauk Counties
Julie Giese (Rural Development Manager)
608-742-5361 Ext. 4
RD.Portage@wi.usda.gov

RHINELANDER OFFICE

Florence, Forest, Langlade, Lincoln, Oneida & Vilas Counties
Dave Schwobe (Area Director)
715-362-5941 Ext. 4
RD.Rhineland@wi.usda.gov

SHAWANO OFFICE

Brown, Door, Kewaunee, Marinette, Menomoninee, Oconto, Outagamie & Shawano Counties
Donna Huebner (Rural Development Manager)
715-524-8522 Ext. 4
RD.Shawano@wi.usda.gov

SPOONER OFFICE

Burnett, Douglas, Sawyer & Washburn Counties
Ida Moltzen (Rural Development Manager)
715-635-8228 Ext. 4
RD.Spooner@wi.usda.gov

STEVENS POINT OFFICE

Clark, Marathon, Portage, Taylor, Waupaca, Waushara & Wood Counties
Sharon Olson (Rural Development Manager)
715-346-1313 Ext. 4
RD.StevensPoint@wi.usda.gov

VIROQUA OFFICE

Crawford, La Crosse, Richland & Vernon Counties
Susan Weber-Johnson (Rural Development Manager)
608-637-2183 Ext. 4
RD.Viroqua@wi.usda.gov

WEST BEND OFFICE

Dodge, Jefferson, Ozaukee, Washington & Waukesha Counties
Bob Strunz (Rural Development Manager)
262-335-6850
RD.WestBend@wi.usda.gov

RURAL DEVELOPMENT STATE OFFICE

ALL Counties
866-474-3600
RD.SFH.SO@wi.usda.gov



**INCOME LIMITS FOR WISCONSIN
SINGLE FAMILY HOUSING GUARANTEED LOANS
EFFECTIVE 04~26~06**

County	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Brown	\$52,000	\$59,450	\$66,900	\$74,300	\$80,250	\$86,200	\$92,150	\$98,100
Calumet	\$54,450	\$62,200	\$70,000	\$77,750	\$83,950	\$90,200	\$96,400	\$102,650
Columbia	\$49,800	\$56,900	\$64,050	\$71,150	\$76,850	\$82,550	\$88,250	\$93,900
Dane	\$58,900	\$67,300	\$75,750	\$84,150	\$90,900	\$97,600	\$104,350	\$111,100
Dodge	\$49,350	\$56,400	\$63,450	\$70,500	\$76,150	\$81,800	\$87,400	\$93,050
Douglas	\$49,600	\$56,700	\$63,750	\$70,850	\$76,500	\$82,200	\$87,850	\$93,500
Fond du Lac	\$50,350	\$57,500	\$64,700	\$71,900	\$77,650	\$83,400	\$89,150	\$94,900
Iowa	\$53,550	\$61,200	\$68,850	\$76,500	\$82,600	\$88,750	\$94,850	\$101,000
Jefferson	\$50,600	\$57,850	\$65,050	\$72,300	\$78,100	\$83,850	\$89,650	\$95,450
Kenosha	\$53,250	\$60,850	\$68,450	\$76,050	\$82,150	\$88,200	\$94,300	\$100,400
Kewaunee	\$52,000	\$59,450	\$66,900	\$74,300	\$80,250	\$86,200	\$92,150	\$98,100
Manitowoc	\$49,000	\$56,000	\$63,000	\$70,000	\$75,600	\$81,200	\$86,800	\$92,400
Marathon	\$49,800	\$56,900	\$64,050	\$71,150	\$76,850	\$82,550	\$88,250	\$93,900
Outagamie	\$54,450	\$62,200	\$70,000	\$77,750	\$83,950	\$90,200	\$96,400	\$102,650
Ozaukee	\$54,100	\$61,800	\$69,550	\$77,250	\$83,450	\$89,650	\$95,800	\$102,000
Pierce	\$60,000	\$68,550	\$77,150	\$85,700	\$92,550	\$99,400	\$106,250	\$113,100
Portage	\$50,600	\$57,800	\$65,050	\$72,250	\$78,050	\$83,800	\$89,600	\$95,350
Racine	\$53,050	\$60,600	\$68,200	\$75,750	\$81,800	\$87,850	\$93,950	\$100,000
Rock	\$50,450	\$57,700	\$64,900	\$72,100	\$77,850	\$83,650	\$89,400	\$95,150
Sheboygan	\$51,050	\$58,300	\$65,600	\$72,900	\$78,750	\$84,550	\$90,400	\$96,250
St. Croix	\$60,000	\$68,550	\$77,150	\$85,700	\$92,550	\$99,400	\$106,250	\$113,100
Walworth	\$52,200	\$59,650	\$67,100	\$74,550	\$80,500	\$86,500	\$92,450	\$98,400
Washington	\$54,100	\$61,800	\$69,550	\$77,250	\$83,450	\$89,650	\$95,800	\$102,000
Waukesha	\$54,100	\$61,800	\$69,550	\$77,250	\$83,450	\$89,650	\$95,800	\$102,000
Winnebago	\$51,750	\$59,150	\$66,550	\$73,950	\$79,900	\$85,800	\$91,700	\$97,650
Wood	\$48,700	\$55,700	\$62,650	\$69,600	\$75,150	\$80,750	\$86,300	\$91,850
All Other Counties	\$48,000	\$54,850	\$61,700	\$68,550	\$74,050	\$79,500	\$85,000	\$90,500

ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS.

MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR THE AVERAGE OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT.